

**Brookfield Owners Association  
Board of Directors Meeting**

July 19, 2022 4:30 PM  
Zoom Conference

**CALL TO MEETING**

Meeting was called to order at 4:30 PM. In attendance were board members Richard Shelton, Ana Brugger, and Ryan Drepaul. Brian Schroeder from Goodwin & Company in attendance as well.

**REVIEW AND APPROVE PRIOR MEETING MINUTES**

Ryan Drepaul made a motion to approve the February 10, 2022 Board of Directors meeting minutes. The motion passed unanimously.

**HOMEOWNERS FORUM**

Homeowners present:

- Greg O'Neil – Richard spoke to homeowner regarding the loud Muscle car; discussion continues in effort to maintain pleasant neighborhood.
  - Working with TCSO to provide off-duty patrol in the neighborhood.
- Leah Thibodeau – Inquired about having doggy trash bins installed throughout the neighborhood. HOA owned property in common areas through the community is limited; potentially on Tudor House could work, however further inquiry with legal to be performed.

**NEW BUSINESS**

- Brian is working to identify vendor to work on amenities center; there is a need to do tucking pointing work (filling in the mortar in-between stones) repair wood, and paint.
  - The shower structure was already performed when the shower was refurbished prior to this pool season.
- Pool flooring needs to be re-plastered. It was last performed 5 years ago and it is outside of warranty. Brian is gathering bids, ranging from \$42K to \$89K.
- Elections, 1476 homes, 75 votes required
  - Format TBD: Electronic link allowing mobile vote, mail in, proxy, annual meetings electronics
- Consideration to upgrade cameras at amenities center and include surrounding area
- Social: No summer events, next event to plan is a movie in the park for October
- Financial report was read

**OLD BUSINESS**

- Lighting Update: Street light for Wells Branch/Tudor Road entrance has made a huge difference. Initial homeowner disturbance was addressed.
- Flock – Assisted with a “porch pirate” recently

**EXECUTIVE SESSION**

No matters to discuss.

**ADJOURNMENT**

Ryan Drepaul made a motion to adjourn the meeting at 5:27 PM. The motion passed unanimously.